

.STATE OF IOWA
PROPERTY ASSESSMENT APPEAL BOARD

Thomas Kennedy for Shannon L. Rader,
Appellant,

v.

Mills County Board of Review,
Appellee.

ORDER

Docket No. 12-65-0285
Parcel No. 03242-001

On April 22, 2014, the above-captioned appeal came on for hearing before the Iowa Property Assessment Appeal Board. The appeal was conducted under Iowa Code section 441.37A(2)(a-b) and Iowa Administrative Code rules 701-71.21(1) et al. Attorney Jordan Glaser of Peters Law Firm, PC in Council Bluffs, Iowa represented Appellant Thomas Kennedy. Attorney Brett Ryan of Watson & Ryan, PLC in Council Bluffs, Iowa represented the Board of Review at hearing. The Appeal Board ruled Exhibits 1-13 offered by the Appellant were excluded because they were both untimely and were requested, but not provided to supplement the initial discovery responses. Board of Review Exhibit A was also excluded as untimely. The Appeal Board now, having examined the entire record, heard the testimony, and being fully advised, finds:

Findings of Fact

Thomas Kennedy, representing the owner of a residential property located at 54826 Eads Road, Pacific Junction, Iowa, appeals from the Mills County Board of Review decision reassessing the property. The property is in the Pony Creek Development.

Kennedy protested to the Board of Review on the ground that the property was assessed for more than the value authorized by law under Iowa Code section 441.37(1)(a)(2). His petition to the

Board of Review also sought an assessment of \$97,073. It was initially assessed for \$111,173, representing \$21,600 in land value and \$89,573 in improvement value. The Board of Review granted the petition, in part, and reduced the land assessment by 5% to \$20,520 making the total assessment \$110,093.

The parcel is improved by a one-story, manufactured home built in 2002. The dwelling has 1809 square feet of living area, a pier foundation, and a 144 square-foot, enclosed porch. It is also improved by a 672 square-foot, detached garage. The property is average construction quality (4+00) and in normal condition. It is located on a 0.597-acre site.

Appraiser Jeanne McDonald testified on behalf of Kennedy. She explained the lot is fairly level. McDonald reported the septic system and road access for this property is located on the lot to the south. Ultimately, McDonald did not provide any evidence of market value.

Kennedy testified the assessed value of the subject property is too high in his opinion. He based this opinion on a comparison of area sales. However, he did not offer adjusted recent sales of comparable properties in the area.

County Assessor Christina Govig testified that Vanguard completed the 2013 reappraisal for residential properties. Her file notes indicate that the appraiser was refused entry for an interior inspection of the subject property during the reappraisal.

Conclusions of Law

The Appeal Board has jurisdiction of this matter under Iowa Code sections 421.1A and 441.37A. This Board is an agency and the provisions of the Administrative Procedure Act apply. Iowa Code § 17A.2(1). This appeal is a contested case. § 441.37A(1)(b). The Appeal Board determines anew all questions arising before the Board of Review, but considers only those grounds presented to or considered by the Board of Review. §§ 441.37A(3)(a); 441.37A(1)(b). New or

additional evidence may be introduced. *Id.* The Appeal Board considers the record as a whole and all of the evidence regardless of who introduced it. § 441.37A(3)(a); *see also Hy-vee, Inc. v. Employment Appeal Bd.*, 710 N.W.2d 1, 3 (Iowa 2005). There is no presumption the assessed value is correct. § 441.37A(3)(a). However, the taxpayer has the burden of proof. § 441.21(3). This burden may be shifted; but even if it is not, the taxpayer may still prevail based on a preponderance of the evidence. *Id.*; *Richards v. Hardin County Bd. of Review*, 393 N.W.2d 148, 151 (Iowa 1986).

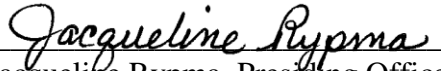
In Iowa, property is to be valued at its actual value. Iowa Code § 441.21(1)(a). Actual value is the property's fair and reasonable market value. § 441.21(1)(b). Market value essentially is defined as the value established in an arm's-length sale of the property. *Id.* Sale prices of the property or comparable properties in normal transactions are to be considered in arriving at market value. *Id.* The property's assessed value shall be one hundred percent of its actual value. § 441.21(1)(a).

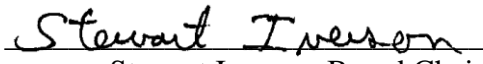
In an appeal alleging the property is assessed for more than the value authorized by law under Iowa Code section 441.37(1)(a)(2), the taxpayer must show: 1) the assessment is excessive and 2) the subject property's correct value. *Boekeloo v. Bd. of Review of the City of Clinton*, 529 N.W.2d 275, 277 (Iowa 1995).

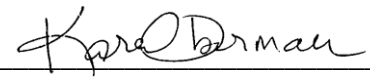
Kennedy presented testimony showing some of the characteristics of this property and his opinion that the assessed value was too high based on his knowledge of comparable area sales. However, he did not present any evidence to establish the fair market value of the subject property, such as an appraisal, comprehensive market analysis, or adjusted sales of comparable properties. This evidence is necessary to prevail on his market value claim. In summary, we determine the preponderance of the evidence does not support Kennedy's claim of over-assessment.

The Appeal Board orders the assessment of the subject property as determined by the Mills County Board of Review, as of January 1, 2013, is affirmed.

Dated this 15th day of May, 2014.


Jacqueline Rypma, Presiding Officer


Stewart Iverson, Board Chair


Karen Oberman, Board Member

Copies to:
Jordan Glaser
Peters Law Firm, PC
233 Pearl Street
Council Bluffs, IA 51502
ATTORNEY FOR APPELLANT

Brett Ryan
Watson & Ryan, PLC
535 West Broadway, Suite 200
PO Box 646
Council Bluffs, IA 51502
ATTORNEY FOR APPELLEE